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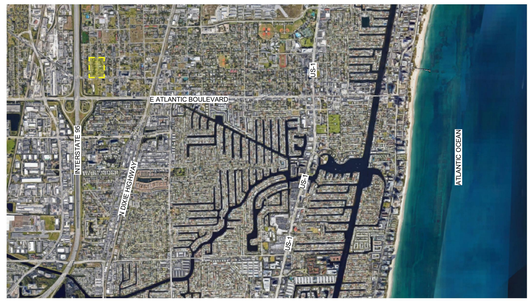


LOCATION MAP - 1 (NW 7TH AVENUE & NW 3RD STREET POMPANO BEACH, FL 33060

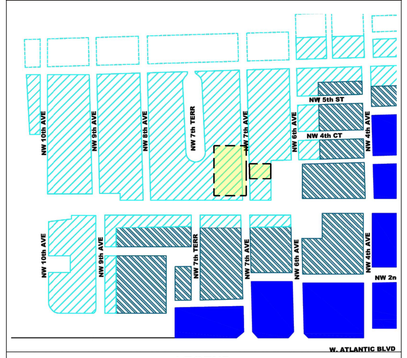
LOCATION MAP - 2 (NW 7TH AVENUE & NW 3RD STREET POMPANO BEACH, FL 33060

LOCATION MAP - 3 (NW 7TH AVENUE & NW 3RD STREET POMPANO BEACH, FL 33060

LOCATION MAP - 4 (AERIAL VIEW LOOKING NORTH-WEST)

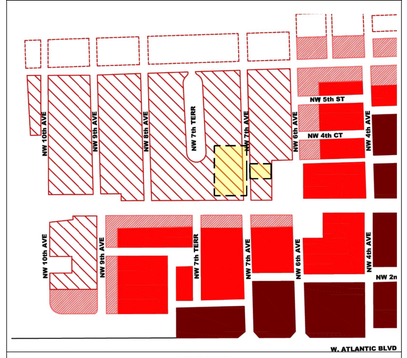
1 A-002 LOCATIONS MAPS
SCALE: NTS

SUB-AREAS - REGULATING PLAN



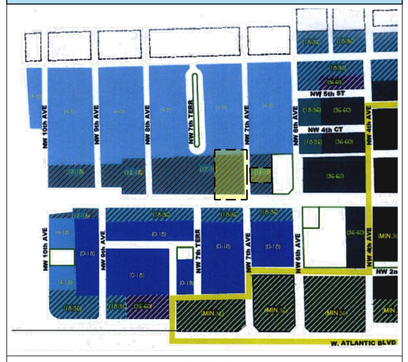
LEGEND	
	CORE SUB-AREAS
	CENTER SUB-AREAS
	EDGE SUB-AREAS
	FLORIDA EAST COAST RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION

BUILDING HEIGHTS - REGULATING PLAN



LEGEND	
	MAX 105 FEET
	MAX 80 FEET
	MAX 55 FEET
	MAX 35 FEET
	FLORIDA EAST COAST RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION

DENSITY - REGULATING PLAN



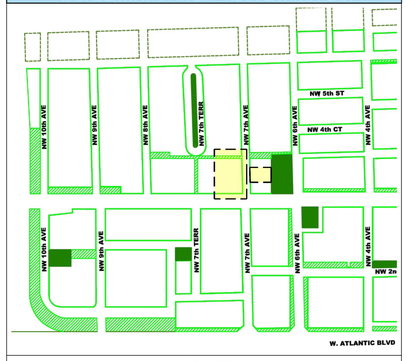
LEGEND	
	(R R) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 80 UNITS / ACRE NET) (1)
	(O R) OPTIONAL RESIDENTIAL: (MIN. 36 UNITS / ACRE NET, MAX. 80 UNITS / ACRE NET) (1)
	(R R) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET)
	(O R) OPTIONAL RESIDENTIAL: (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET)
	(R R) RESIDENTIAL REQUIRED: (MIN. 18 UNITS / ACRE NET, MAX. 36 UNITS / ACRE NET)
	(O R) OPTIONAL RESIDENTIAL: (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET)
	(R R) RESIDENTIAL REQUIRED: (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET)
	(O R) OPTIONAL RESIDENTIAL: (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET)
	(R R) RESIDENTIAL REQUIRED: (MIN. 4 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET)

USE - REGULATING PLAN

LEGEND	
MMS	MIXED-USE MAIN STREET-1
MMS	MIXED-USE MAIN STREET-2
MR	MIXED-USE RESIDENTIAL
MO	MIXED-USE OPTIONAL
RM	MULTI FAMILY RESIDENTIAL
RS	SINGLE FAMILY RESIDENTIAL
MIXOP	MIXED-USE COMMERCE PARK
CC1	CIVIC CAMPUS-1
CC2	CIVIC CAMPUS-2
RO	RECREATION / OPEN SPACE
CF	COMMUNITY FACILITIES
PU	PUBLIC UTILITIES

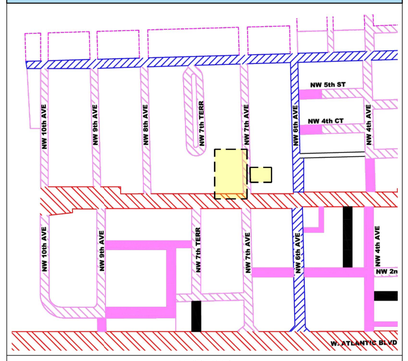
NOTE:
* FOR A LIST OF SPECIFIC PERMITTED USES REFER TO TABLE: 155.3708.H2 USE REGULATING PLAN / USES & USES AREAS.

DESIGNATED PUBLIC OPEN SPACE & GREENWAY SYSTEM - REGULATING PLAN



LEGEND	
	GREEN SPACE
	OPEN SPACE (OUTSIDE OF DPTOC DISTRICT)
	NEW GREENWAY SYSYTEM
	FLORIDA EAST COAST RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION

STREET NETWORK CONNECTIVITY - REGULATING PLAN



LEGEND	
	EXISTING A / PRIMARY STREET
	EXISTING B / SECONDARY STREET
	EXISTING C / TERTIARY STREET
	NEW C / TERTIARY STREET
	EXISTING C / TERTIARY STREET TO BE VACATED
	EXISTING D / ALLEYS
	NEW D / ALLEYS
	FLORIDA EAST COAST RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION

NOTE:
** EXISTING STREETS THAT ARE PROPOSED TO BE VACATED SHALL ONLY BE VACATED IF SUFFICIENT CONNECTIVITY IS ESTABLISHED WITHIN THE SAME DEVELOPMENT, AND FOR THE PURPOSE OF ASSEMBLING PARCELS FOR DEVELOPMENT.

2 A-002 REGULATING PLANS
SCALE: NTS

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SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.
STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer
Digitally signed by Stephane L'Ecuyer
DN: c=US, o=Florida, ou=Licensed Architect, cn=Stephane L'Ecuyer, 0.9.2342.19200300.100.1.1=AR93637, 2.16.840.1.113883.3.4337.1.1.3.1=2000078430, 2.16.840.1.113883.3.4337.1.1.3.2=CHOICEA Architect LLC, C=US
Date: 2024.03.27 16:17:36-04'00'

#	Date	Description

Notes
DRC (DEVELOPMENT REVIEW COMMITTEE)
Not for construction

Professionals

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LANDSCAPE
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17670 NW 78TH AVE, SUITE 214
MIAMI, FL 33015
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PATAGONIA
NW 7TH AVENUE & NW 3RD STREET,
POMPANO BEACH, FLORIDA 33060

Title
LOCATION MAPS & AERIAL VIEWS

Drawn	Field
Daniel Dussan	Architecture
Verified	Scale
Nicol Tremblay	As Indicated
Approved	Date
Juan Avellis	3-27-24
Project Manager	Sheet no. Page
Jacob Wu	
Project	

DRC
PZ23-12000048 A-002
07/03/2024

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